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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0140 – Countryside Pump Station

Z.A.P. DATE: 12/17/11

ADDRESS: 3010 Honey Tree Lane

OWNER/APPLICANT: City of Austin Water Utility (Eric Sermenio)

AGENT: City of Austin Water Utility (Kathi Flowers)

ZONING FROM: P (Public) district zoning **TO:** SF-2 (Single Family Standard Lot) district zoning

AREA: 0.324 acres (14,113 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of SF-2 (Single Family Standard Lot) district zoning.

DEPARTMENT COMMENTS: This property is owned by the City of Austin Water Utility and is the site of a decommissioned pump station. The Water Utility department seeks to rezone the tract in order to offer the property for sale.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	P	Decommissioned water utility pump station
<i>North</i>	SF-2, UNZ	Single Family, Hospital (Rollingwood)
<i>South</i>	SF-2	Single Family
<i>East</i>	SF-2	Single Family
<i>West</i>	SF-2	Single Family

TIA: Waived

WATERSHED: Eanes Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
 Treemont Homeowners Association
 Walsh Tarlton Neighborhood Association
 Village at Treemont Homeowners Association

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BASIS FOR RECOMMENDATION

1. The proposed zoning should be consistent with the purpose statement of the district sought.

SF-2 (Single Family Residence Standard Lot) district zoning is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

The proposed rezoning will be consistent with the purpose of SF-2 district zoning and meets site development requirements for the zoning category.

2. Zoning should be consistent with approved and existing residential densities.

The requested zoning is compatible with the adjacent residential character and densities.

EXISTING CONDITIONS

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Eanes Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Water and Wastewater

If the landowner intends to serve the site with City of Austin water and wastewater utilities, the landowner, at own expense will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation:

No additional right-of-way is needed at this time.

The traffic impact analysis for this site was waived because this is a city-initiated zoning.

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Honey Creek Lane	50	27	Local	No	No	No

CITY COUNCIL DATE: 2/9/12

ACTION:

ORDINANCE READINGS: 1st

2nd

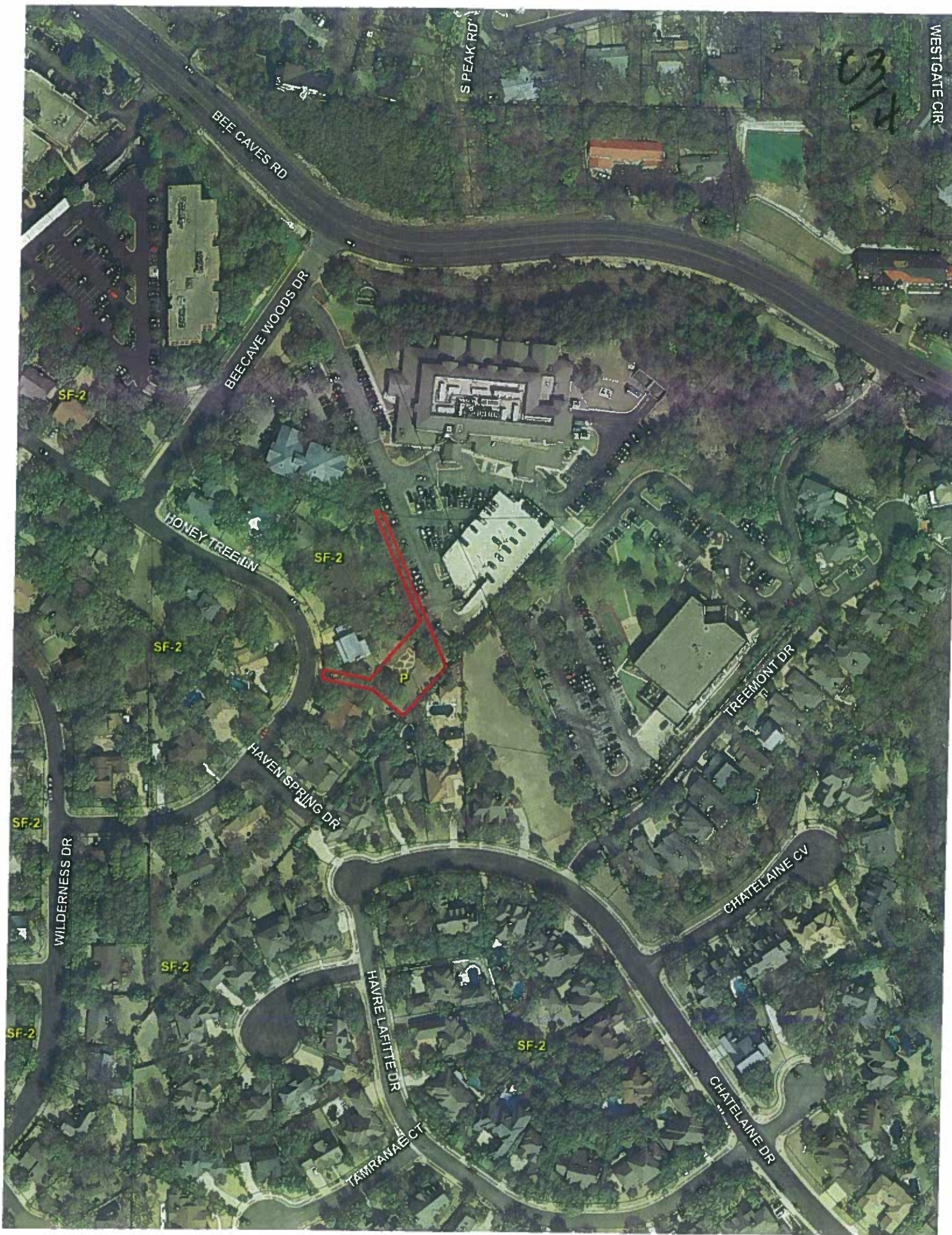
3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

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03/14



OFFICE

BEE CAVES RD

BEECAVE WOODS DR

SF-2

HONEY TREE LN

SF-2

90-87

SF-2

WILDERNESS CV

TREMONT DR

SF-2

HAYES SPRING DR

SF-2

WILDERNESS DR

EANESWOOD DR

HAYRE LAFITTE DR

CHATELAINE CV

SF-2

GROSVENER CT

SF-2

CHATELAINE DR

N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0140



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1" = 200'